

**TOWNSHIP OF MULLICA
MEETING AGENDA
AUGUST 26, 2025
7:00 PM**

MEETING CALLED TO ORDER

This meeting has been properly advertised according to Public Law 1975, Chapter 231 in The Press of Atlantic City on January 11, 2025, and the Hammonton Gazette on January 15, 2025.

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

Regular Meeting – July 22, 2025

Executive Session – July 22, 2025

PUBLIC COMMENT ON AGENDA ITEMS

ORDINANCES ON SECOND READING – HEARING/ADOPTION:

- Ordinance 10-2025 – Amending Chapter 34, Personnel Policies
- Ordinance 11-2025 – Correcting Amendment to Chapter 148 captioned “Littering”
- Ordinance 13-2025 – Amending Chapter 102, Construction Code Fees

ORDINANCES ON FIRST READING – INTRODUCTION

- Ordinance 12-2025 – Business License Registration Ordinance
- Ordinance 14-2025 – Capital Improvement Ordinance

CORRESPONDENCE

COMMITTEE REPORTS

- Department of Revenue and Finance – Committeeman Muller
- Department of Administration – Committeewoman Hanselmann
- Department of Public Works – Committeeman Moore
- Department of Development and Housing – Deputy Mayor Forman
- Department of Public Safety – Mayor DeMarco

OLD BUSINESS

- Municipal Building

NEW BUSINESS

**TOWNSHIP OF MULLICA
MEETING AGENDA
AUGUST 26, 2025
7:00 PM**

RESOLUTIONS/CONSENT AGENDA

All matters listed under the consent agenda are considered to be routine in nature, and having been reviewed by Committee, will be enacted in one motion. Any item may be removed from the Consent Agenda at the request of any Committee Member and if so removed, it will be treated as a separate matter. Any items requiring expenditure are supported by a Certification of Availability of Funds.

- Resolution 181-2025 – Authorizing a Change Order #2 for Site Cleanup Columbia Road
- Resolution 182-2025 – Approving Special Event – Pine Barrens Makers Fest
- Resolution 183-2025 – Authorizing Rollover of ACIA Note
- Resolution 184-2025 – Chapter 159 Drive Sober Labor Day
- Resolution 185-2025 – Award Recreation Field Maintenance Services
- Resolution 186-2025 – Appointing Tiffany Stanley as Deputy Registrar
- Resolution 187-2025 – Approving TWA Application, Hometown America Communities
- Resolution 188-2025 – Approving Liquor License Renewal, Garvey Industries
- Resolution 189-2025 – Approving Fire Department Membership, Allanah Nobbs

RESOLUTIONS

- Resolution 190-2025 – Authorizing Professional Fees to ACIA

PAYMENT OF BILLS: \$1,732,173.35

Bill List #1 - \$1,732,041.35

Bill List #2 – \$132.00

PUBLIC DISCUSSION

EXECUTIVE SESSION: Resolution 191-2025 – Authorizing Executive Session

APPROVAL OF MINUTES

Executive Session – November 19, 2024

ADJOURNMENT

The next Township Meeting is scheduled to be held on Tuesday, September 23, 2025, at 7:00pm, 500 Elwood Road, Elwood, NJ 08217, Mullica Township Elementary School

The items listed on this tentative Committee Agenda are subject to change any time after printing or during the Committee Meeting. Since this Agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final Agenda or those matters added and discussed by the Mayor and Committee. Please contact the Township Hall or visit our website to obtain updates at www.mullicatownship.org.

ORDINANCE 10-2025

AN ORDINANCE THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MULLICA, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, AMENDING CHAPTER 34, PERSONNEL POLICIES

WHEREAS, the Township of Mullica has adopted a Personnel Manual to govern interactions with employees; and

WHEREAS, the Atlantic County Joint Insurance Fund and the Municipal Excess Liability Fund require the Personnel Manual to be reviewed every two years; and

WHEREAS, after said review by Township Officials and Labor Counsel, changes to the Personnel Manual are required.

THEREFORE, BE IT ORDAINED, by the Committee of the Township of Mullica, County of Atlantic, State of New Jersey, as follows:

Section I: The underlying changes are the changes that are highlighted on the attached pages which are specifically incorporated into this Ordinance by this reference are hereby adopted and shall be placed and inserted in the Personnel Manual and the Employee Handbook of the Township of Mullica.

Further, any references to Business Administrator and/or Ralph Condo shall be replaced with Personnel Coordinator.

BE IT FURTHER ORDAINED that all other terms and conditions as set forth in the Personnel Manual & Job Descriptions shall remain in full force and effect and any applicable forms shall be updated to comply with the changes adopted herein.

INTRODUCTION: July 22, 2025

PUBLICATION: July 30, 2025

ADOPTION: August 26, 2025

PUBLICATION:

EFFECTIVE:

DeAnna DeMarco, Mayor
Mayor

Monica Newton, Acting Municipal Clerk

ORDINANCE #11-2025

**AN ORDINANCE OF THE TOWNSHIP OF MULLICA, COUNTY OF ATLANTIC,
STATE OF NEW JERSEY CORRECTING AMENDMENT TO CHAPTER 148
OF THE TOWNSHIP CODE CAPTIONED "LITTERING"**

WHEREAS, due to recent regulations established by the New Jersey Department of Protection and the New Jersey Pinelands Commission controlling Stormwater Management issues, the Township amended Chapter 148 of the Code of the Township of Mullica captioned "Littering" by adoption of Ordinance 2024-12; and

WHEREAS, due to a scrivener's error it is necessary to correct that Amended Ordinance which added a new Section captioned "Definitions".

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Mullica, County of Atlantic, State of New Jersey, as follows:

Section 1. Ordinance 2024-12 amending Chapter 148 of the Code of the Township of Mullica captioned "Littering" is hereby amended to include a new Section captioned "Definitions" as follows:

"Definitions"

Person. Any individual, corporation, company, partnership, firm, association or political subdivision of this State subject to municipal jurisdiction."

Section 2. All Ordinances or parts of Ordinances that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 3. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a Court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of this Ordinance.

Section 4. This Ordinance shall only take effect after final adoption and publication as required by law and approval by the New Jersey Pinelands Commission.

DEANNA DEMARCO, Mayor

MONICA NEWTON, Acting Municipal Clerk

Introduction: July 22, 2025
Publication: July 30, 2025
Adoption: August 26, 2025
Publication:
Effective:

CERTIFICATION

I, Monica Newton, Acting Municipal Clerk of the Township of Mullica, County of Atlantic, State of New Jersey, do hereby certify that the foregoing Ordinance 11-2025 was introduced by the Mayor and Committee of the Township of Mullica at a Regular Meeting held on Tuesday, July 22, 2025.

Date:

Monica Newton, Acting Municipal Clerk

CERTIFICATION

I, Monica Newton, Acting Municipal Clerk of the Township of Mullica, County of Atlantic, State of New Jersey, do hereby certify that the foregoing Ordinance 11-2025 was adopted by the Mayor and Committee of the Township of Mullica at a Regular Meeting held on Tuesday, August 26, 2025.

Date:

Monica Newton, Acting Municipal Clerk

**TOWNSHIP OF MULLICA
ORDINANCE #13-2025**

**AN ORDINANCE AMENDING CHAPTER 102, CONSTRUCTION CODES,
UNIFORM, SECTION 102-3, FEES OF THE CODE OF THE TOWNSHIP OF
MULLICA, COUNTY OF ATLANTIC, STATE OF NEW JERSEY**

WHEREAS, the Township Committee of the Township of Mullica wishes to amend Chapter 102, Section 102-3, to bring Construction Code Fees into compliance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MULLICA THAT, Section 102-3, [7] be amended as follows:

§ 102-3 Fees.

[7] The fee for roofing or siding work completed on structures of Group R-3 or R-5 shall be \$85. To be deleted.

This Ordinance shall take effect upon its adoption and publication as provided by law.

Introduction: July 22, 2025
Adoption: August 26, 2025

ATTEST:

DEANNA DEMARCO
MAYOR

MONICA NEWTON
ACTING MUNICIPAL CLERK

**TOWNSHIP OF MULLICA
COUNTY OF ATLANTIC
STATE OF NEW JERSEY**

ORDINANCE #12-2025

**ORDINANCE OF THE TOWNSHIP OF MULLICA CREATING A NEW
CHAPTER FOR THE CODE OF THE TOWNSHIP OF MULLICA
CAPTIONED "BUSINESS REGISTRATION LICENSES"**

WHEREAS, on a periodic basis the Mayor and Township Committee of the Township of Mullica reviews its present Ordinances, policies and procedures to determine if any changes, amendments or new Ordinances, policies or procedures should be enacted; and

WHEREAS, as a result of this process, it has been determined that a new Chapter should be included in the Code of the Township of Mullica captioned "Business Registration Licenses".

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Mullica, County of Atlantic, State of New Jersey, as follows:

Section 1. Definitions.

Unless otherwise stated, the following terms shall, for the purpose of this Chapter, have the meanings indicated in this section:

BUSINESS ENTITY- Any new or existing commercial business, trade, profession, occupation, or service conducted in the Township of Mullica.

BUSINESS REGISTRATION LICENSE- The license issued to any business entity.

PERSON- An individual, firm, corporation, association or partnership.

Section 2. License required.

No person or business entity shall engage in or carry on any business, trade, profession, occupation or service, including any business entity licensed by the State of New Jersey or the government of the United States, unless a license as herein provided for shall have been first obtained by said person or business entity engaging in said business, trade, profession, occupation or service. All persons or business entities presently in existence and now required to be licensed, and not heretofore, licensed, shall apply for the license by December 15, 2025 to become effective January 1, 2026.

Section 3. Application; display of license.

- A. An application for a business registration license shall be made to the Township Clerk of the Township of Mullica, and the license shall specify, by name, the person, firm or corporation to which it is granted and the location at which such business, trade,

profession, occupation or service is conducted. Each application shall include the following information:

1. Name under which business is to be conducted.
2. Name and address of business owner.
3. Address of business.
4. Type of business.
5. Telephone number for the business.
6. State tax identification number, New Jersey Business Registration Certificate Number.
7. If the property is owned by applicant or leased. If property is leased, the name and address and telephone number of the property owner.

B. The business registration license shall be conspicuously displayed on the premises where the business is conducted.

Section 4. Compliance with land use regulations; zoning license.

Upon an application being made the Township Clerk shall provide a copy to the Township Zoning Official, who shall review the type of business entity and the location of the business entity to determine compliance with the Township Land Use, Development and Zoning Ordinance and if it has been issued a Certificate of Occupancy. If the business entity is in compliance with the Township Land Use, Development and Zoning Ordinance and has been issued a Certificate of Occupancy, a zoning license shall be issued and attached to the business registration license. No business entity may conduct a business, trade, profession, occupation or service without both a business registration license and zoning license.

Section 5. Lease Termination Date, Renewals.

All business registration licenses shall be for a one year period from January 1st to December 31st. The business registration license shall be renewed each year from the date of issue to December 31st.

Section 6. Fee.

On January 1 of each license renewal year, all business entities operating within the boundaries of the Township of Mullica shall pay a fee in the sum of \$75.00 for a business registration for that year. This fee shall license the businesses to be in good standing for a period from the January 1 issuance date. For any new business, the business registration fee shall be an initial fee of \$25.00 plus the one year business registration fee of \$75.00. Any business commencing initial operation in the Township on or after July 1 of any year shall pay the \$25.00 fee and one-half (1/2) of the licensing fee and such first-year license shall expire on December 31st of that year. A late fee of \$25.00 shall be paid to the Township for any renewal application submitted after January 31st.

Section 7. Purpose of Fees.

The fees imposed for business registration are necessary to cover costs of administrative processing and investigative purposes.

Section 8. License to be exclusive.

No person or persons shall be allowed to transact a business under any license granted pursuant to this Chapter except the business for which said license was granted.

Section 9. Compliance; non-transferability.

A. No business registration license shall be issued to any person or entity who has not complied with the laws of the State of New Jersey or the ordinances of the Township of Mullica as to regulations concerning the safety of the persons who may have occasion to use the premises, place or thing being licensed. Any person or business entity who fails to comply with any State law of the State of New Jersey or Township ordinances after due notice of the alleged violations shall be provided an opportunity to be heard at a public meeting by the Mayor and Township Committee on a date to be set by the Mayor and Township Committee. Following said hearing, if the Mayor and Committee have determined that the violation(s) have been proved, said license may be either temporarily or permanently revoked as the Mayor and Township Committee shall deem appropriate based on the violation(s).

B. In no event shall a license be issued or renewed if the license holder is the owner of the real estate where the business is to be conducted if there are any property taxes or assessments or other fees due to the Township.

C. No business registration license provided for by this Chapter shall be transferred from one person to another person and no license shall cover any other place of business other than that for which it was issued.

D. In the event of a sale of a business, an expansion of the existing business use, a change in the existing business use, or a change in ownership, a new application is required to be filed with the Township Clerk and a fee of \$50.00 shall be paid to the Township in order to continue the business registration license for that year.

Section 10. Non-applicability.

This Chapter shall not apply to:

A. Persons who have a home office that is restricted to computer and telephone communications and does not create an increase in traffic in residential neighborhoods; or

B. The delivery of newspapers, magazines or periodicals; or

C. Residents within the Township who utilize property for the selling of farm products locally grown within the Township.

Section 11. Exemption from Fee.

Any corporation authorized to transact business by the Department of Banking in the State of New Jersey, or any corporation authorized to transact business by any Department of the Government of the United States, or to any person licensed to transact business by the State of

New Jersey or any Department, Board or Commission thereof, or public utilities, shall be exempt from all fees upon providing a copy of the valid license or certificate

Section 12. Local Authority Designation for Enforcement.

The Local Enforcement Authority for purposes of ensuring compliance with an enforcement of all rules, regulations and requirements set forth in this Chapter shall be the Mullica Township Zoning Official, Code Enforcement Officer or authorized designee. Every person conducting a business required to be licensed shall permit entry to the Township Code Enforcement Officer and Zoning Official to ensure compliance with this Chapter and the laws of the State of New Jersey and ordinances of the Township. Any refusal shall be a violation of this Chapter and subject to the penalties set forth herein including suspension of the business registration license.

Section 13. Violations and penalties.

Any person, firm, association or corporation violating any section of this Chapter shall, upon conviction before the Judge of the Municipal Court having jurisdiction, be subject to the following fines:

- A. First offense: \$150.
- B. Second offense: \$300.
- C. Any subsequent offense: \$500.

Section 14. Business Insurance Registration.

A. Business Insurance Registration is required. It is unlawful for any owner of a business to operate within the Township without first registering its Certificate of Insurance demonstrating proof of Liability Insurance for negligent acts and admissions in an amount no less than \$500,000.00 for combined property damage and bodily injury to or death of one or more persons in any one incident or occurrence. The Certificate of Insurance is required to be filed annually with the Municipal Clerk with the renewal registration fee.

B. Any person who violates the terms of this Section is subject to a fine of not less than \$500 but no more than \$5,000 plus court costs.

Section 15. All Ordinances or parts of Ordinances, inconsistent with this Ordinance, are hereby repealed to the extent of such inconsistency only.

Section 16. Should any section, subsection, part, clause or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remaining portions of this Ordinance shall not be affected thereby and shall remain in full force and effect, and to that end, the provisions of this Ordinance are hereby declared to be severable.

Section 17. This Ordinance shall take effect after final adoption and publication as required by law.

Deanna DeMarco, Mayor

Monica Newton, Acting Township Clerk

Introduction: August 26, 2025

Final:

Adopted:

Certified to be a true copy of an Ordinance adopted by the Mayor and Township Committee
of the Township of Mullica at a regular meeting held on _____, 2025 at the
Mullica Township Municipal Building.

Date:

Monica Newton, Acting Township Clerk

**TOWNSHIP OF MULLICA
ORDINANCE NO. 14-2025**

**AN ORDINANCE APPROPRIATING \$36,000 FROM THE CAPITAL
IMPROVEMENT FUND FOR PURCHASE OF A TRACTOR FOR THE
TOWNSHIP OF MULLICA, COUNTY OF ATLANTIC, STATE OF NEW
JERSEY**

WHEREAS, said monies exist in the Capital Improvement Fund of the Township of Mullica for capital purposes.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Mullica, County of Atlantic and State of New Jersey as follows:

SECTION I: The sum of \$36,000.00 is appropriated from the Capital Improvement Fund of the Township of Mullica for the Purchase of a tractor for the Public Works Department.

SECTION II: Payment for the purchase shall be made by the Township of Mullica upon presentation of duly executed vouchers by an authorized vendor and certification by the Chief Financial Officer that the Local Public Contracts Law has been compiled with, and further, in accordance with a policy adopted by the Township Committee of the Township of Mullica.

SECTION III: The Ordinance shall take effect upon passage and publication according to law.

Introduction: August 26, 2025

Adoption: September 23, 2025

DEANNA DEMARCO, MAYOR

ATTEST:

MONICA NEWTON
ACTING MUNICIPAL CLERK

**TOWNSHIP OF MULLICA
RESOLUTION NO. 181-2025**

**RESOLUTION AUTHORIZING A CHANGE ORDER #2 FOR THE AWARD OF
SITE CLEANUP 1801 COLUMBIA ROAD**

WHEREAS, the Governing Body adopted Resolution #260-2024 awarding a contract to Northstar Marine, Inc. for the Site Cleanup at 1801 Columbia Road in the amount of \$136,600 and,

WHEREAS, during the course of the project it was determined that the project site is located in a previously unidentified flood hazard area, the location of the trash piles previously identified is inaccurate and the stockpiled material was misidentified and significantly underestimate in preliminary reports used to prepare bid specifications and project scope; and,

WHEREAS, Change Order #1 (Resolution 123-2025) was authorized for the additional work described above in \$91,626.00, which results in a change order in excess of the twenty percent (20%) change order threshold as determined by the Township Chief Financial Officer; and

WHEREAS, recent testing indicated the soil must be contained in order to comply with EPA regulations and the cost to comply will increase the contract by \$220,275.00 exceeding the twenty percent (20%) change order threshold as determined by the Township Chief Financial Officer

WHEREAS, a Statement has been provided by the Township Chief Financial Officer confirming the exceptional circumstances to require the approval of this Change Order and the amendment of the Contract with Northstar Marine, Inc.; and

WHEREAS, funds are available for award of this Change order as set forth on the Certification of Funds attached hereto and incorporated by reference herein.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Mullica that for the reasons set forth in the Preamble hereinabove and the attached Certifications to this Resolution, that it hereby authorized and approves Change Order #2 to the Contract with Northstar Marine, Inc. for the Site Cleanup at 1801 Columbia Road in the amount of \$220,275.00

BE IT FURTHER RESOLVED that upon adoption of this Resolution the Township shall public one time in the official Township newspaper, a brief Notice identifying the additional amount to be expended from the original Contract price, the cost of the additional work and the necessity to expend these funds to complete the work.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

Adopted: August 26, 2025

DEANNA DEMARCO, MAYOR

ATTEST:

MONICA NEWTON
ACTING MUNICIPAL CLERK

RESOLUTION 182-2025

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF
MULLICA APPROVING SPECIAL EVENT – PINE BARREN MAKERS FEST**

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Committee of the Township of Mullica, Atlantic County, New Jersey, hereby approve the below-listed event:

APPLICANT	Pine Barren Events, LLC
DESCRIPTION	Craft Show
DATE	September 20, 2025 & September 21 2025
TIME	10:00am – 5:00pm

ADOPTED: August 26, 2025

DEANNA DEMARCO
MAYOR

MONICA NEWTON
ACTING MUNICIPAL CLERK

CERTIFICATION

I, Monica Newton, Acting Municipal Clerk of the Township of Mullica, County of Atlantic, State of New Jersey, do hereby certify that the foregoing Resolution 182-2025 was adopted by the Mayor and Committee of the Township of Mullica at a Regular Meeting held on Tuesday, August 26, 2025.

MONICA NEWTON
ACTING MUNICIPAL CLERK

Township of Mullica

Resolution No. 183-2025

A RESOLUTION OF THE TOWNSHIP OF MULLICA, IN THE COUNTY OF ATLANTIC, NEW JERSEY AUTHORIZING TOWNSHIP OFFICIALS TO EXECUTE AND DELIVER ANY AND ALL DOCUMENTS REQUIRED IN CONNECTION WITH THE ISSUANCE BY THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY OF TOWNSHIP SECURED LEASE REVENUE PROJECT NOTES, SERIES 2025 (TOWNSHIP OF MULLICA MUNICIPAL COMPLEX PROJECT) IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,000,000; AND MAKING CERTAIN ADDITIONAL DETERMINATIONS IN CONNECTION THEREWITH

WHEREAS, The Atlantic County Improvement Authority (the “**Authority**”), a public body corporate and politic constituting an instrumentality of the State of New Jersey (the “**State**”) established and created under the provisions of the county improvement authorities law, constituting Chapter 183 of the Pamphlet Laws of 1960 of the State and the acts amendatory thereof and supplemental thereto (the “**Act**”), is authorized pursuant to the terms of the Act to provide public facilities, as such term is defined therein, within the County of Atlantic, New Jersey (the “**County**”), including financing for the construction of same; and

WHEREAS, the Township of Mullica, New Jersey (the “**Township**”) desires to construct a new municipal building/police department complex (the “**Facility**”) on real property owned by the Township, located at 4528 White Horse Pike, Elwood, New Jersey (“**Property**”; and together with the Facility, the “**Project**”); and

WHEREAS, the Township requested the Authority’s assistance in financing and constructing the Project; and

WHEREAS, the Authority has agreed to finance the Project on behalf of the Township through the issuance of bonds, and any notes issued in anticipation thereof, and shall, in connection therewith, lease the Property from the Township and simultaneously lease the Property back to the Township pursuant to a lease purchase agreement; and

WHEREAS, on August 27, 2024, in order to finance the Project, the Authority issued its Township Secured Lease Revenue Project Note, Series 2024 (Township of Mullica Municipal Complex Project (the “**2024 Note**”) in the amount of \$4,405,000 in accordance with the terms of a resolution of the Authority entitled “Resolution Authorizing the Issuance of Lease Revenue Bonds, Series 2021 (Township of Mullica Project), of The Atlantic County Improvement Authority and Determining Other Matters Related Thereto” (together with any amendments thereof or supplements thereto in accordance with the terms thereof, the “**General Bond Resolution**”); and

WHEREAS, in connection with the 2024 Note, the Authority and the Township entered into a Lease Purchase Agreement dated as of August 1, 2024 (the “**Lease Agreement**”), pursuant

to which the Authority acquired a leasehold interest in the Property from the Township and, upon completion of construction of the Facility, the Township will acquire a leasehold interest in same from the Authority; and

WHEREAS, under the Lease Agreement, and in accordance with Ordinance No. 4 of 2022, adopted by the Township on May 24, 2022, the Township is obligated to make general obligation lease payments to the Authority at times, and in amounts, sufficient to enable the Authority to make debt service payments on notes and bonds issued by the Authority to fund the costs of the Project; and

WHEREAS, the 2024 Note matures on August 27, 2025; and

WHEREAS, the Authority has determined to issue its Township Secured Lease Revenue Project Note, Series 2025 (Township of Mullica Municipal Complex Project) (the “**2025 Note**”) in an amount not to exceed \$5,000,000 for the purposes of, along with unspent proceeds of the 2024 Note: (i) refunding the 2024 Note, (ii) paying additional costs of the Project, and (iii) paying costs of issuance of the 2025 Note (collectively, the “**2025 Project**”); and

WHEREAS, the Township Committee believes it to be in the best interest of the Township and the residents thereof for the Authority to issue the 2025 Note for the 2025 Project and the Township wishes to authorize officials of the Township to execute and deliver any and all documents required by the Township in connection with the issuance of the 2025 Note.

BE IT RESOLVED BY A MAJORITY OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MULLICA, IN THE COUNTY OF ATLANTIC, NEW JERSEY, AS FOLLOWS:

SECTION 1. Ratification of Prior Actions; Authorization to Execute and Distribute Documents. All actions taken by the Township, the Mayor, Township Committee, Township Administrator, Chief Financial Officer and the Township Clerk/Deputy Clerk prior to adoption of this Resolution in connection with the issuance of the 2025 Note are hereby ratified and affirmed. The Township’s auditors, bond counsel, Township solicitor and municipal advisor are each hereby authorized to participate in the preparation of a preliminary Official Statement, the final Official Statement, the required Township closing documents, including the 2025 Note, and all other related closing documentation. The Mayor, the Chief Financial Officer, the Township Clerk and Deputy Township Clerk are hereby authorized and directed to execute, acknowledge and deliver any and all documents, agreements, instruments and certificates necessary in connection with the issuance of and sale of the 2025 Note and in connection with the 2025 Project. Upon the execution or acknowledgment and attestation of and, if required, the placing of the seal on the required documents, each of the aforesaid Township officials is hereby authorized and directed to (i) deliver the fully executed and acknowledged, attested and sealed documents to the other parties thereto and (ii) perform such other actions as such Township officials deem necessary, desirable or convenient in relation to the execution and delivery thereof.

SECTION 2. Tax Covenant. The Township Committee hereby covenants on behalf of the Township to take any action necessary or refrain from taking such action in order to

preserve the tax-exempt status of the 2025 Note as is or may be required under the Internal Revenue Code of 1986, as amended and supplemented, and the regulations promulgated thereunder (the “**Code**”), including compliance with the Code with regard to the use, expenditure, investment, timely reporting and rebate of investment earnings as may be required thereunder.

SECTION 3. Continuing Disclosure Agreement. If it shall be determined that it is necessary and appropriate for the Township to execute and deliver a Continuing Disclosure Agreement (the “**Disclosure Agreement**”) for the benefit of the holders and Beneficial Owners of the 2025 Note to enable the underwriter for the 2025 Notes to comply with the requirements of SEC Rule 15c2-12, then the Mayor and the Chief Financial Officer are hereby authorized to execute and deliver the Disclosure Agreement in such form as shall be acceptable to the Township Solicitor and Bond Counsel.

SECTION 4. Effective Date. This Resolution shall take effect immediately.

The foregoing Resolution was adopted by the following vote:

Recorded Vote

AYE

NO

ABSTAIN

ABSENT

The foregoing is a true copy of a Resolution adopted by the governing body of the Township of Mullica on August 26, 2025.

Monica Newton
Acting Municipal Clerk

CERTIFICATE

I, Monica Newton, Acting Municipal Clerk of the Township of Mullica, in the County of Atlantic, New Jersey, **HEREBY CERTIFY**, that the foregoing copy of the Resolution of the Township Committee duly adopted on August 26, 2025, has been compared by me with the original Resolution as officially recorded in my office in the Minutes Book of the governing body and is a true, complete and correct copy thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Township this 26th day of August 2025.

Monica Newton
Acting Municipal Clerk

[SEAL]

Certified to be a true copy of a
Resolution adopted by Township
Committee on August 26, 2025.

Monica Newton
Acting Municipal Clerk

TOWNSHIP OF MULLICA
RESOLUTION NO. 184-2025
RESOLUTION INSERTING AN ITEM OF REVENUE IN THE 2025 BUDGET

WHEREAS, NJSA 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation of equal amount,

WHEREAS, the Township of Mullica has been awarded a \$7,000.00 Grant from the NJ Department of Public Safety, Division of Highway Traffic Safety and wishes to amend its 2025 Budget to include this amount as revenue.

SECTION 1:

NOW THEREFORE BE IT RESOLVED, that the Township of Mullica County of Atlantic hereby requests the Director of the Division of Local Government Services to approve the insertion of the following item of revenue in the budget of the year 2025:

Miscellaneous Revenue

Special Items of General Revenue Anticipated with Prior
Written Consent of the Director of Local Government
Services:

State of New Jersey, Department of Law and Public Safety
Division of Highway Traffic Safety
Labor Day Drive Sober or Get Pulled Over

SECTION 2:

BE IT FURTHER RESOLVED, that a like sum of \$5,600.00 is hereby appropriated under the caption of:

General Appropriations

(a) Operations Excluded from 5% Caps Public and Private
Program Off-Set by Revenues:

State of New Jersey, Department of Law and Public Safety
Division of Highway Traffic Safety
Labor Day Drive Sober or Get Pulled Over

Adopted: August 26, 2025

DEANNA DEMARCO
MAYOR

MONICA NEWTON
ACTING MUNICIPAL CLERK

**TOWNSHIP OF MULLICA
RESOLUTION NO. 185-2025**

**RESOLUTION AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN
CONTRACT FOR RECREATION FIELD MAINTENANCE SERVICES**

WHEREAS, the Township of Mullica has a need to acquire services for turf care services as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.5; and

WHEREAS, the Chief Financial Officer/Purchasing Agent has determined and certified in writing that the value of the acquisition will exceed \$17,500; and

WHEREAS, the term of this contract will expire December 31, 2025

WHEREAS, R.W Brown Landscaping Co., LLC has agreed to provide the provided services at a total cost not to exceed \$22,500.00

WHEREAS, R.W Brown Landscaping Co., LLC has completed and submitted a Business Entity Disclosure Certification which certifies that R.W. Brown Landscaping Co., LLC has not made any reportable contributions to a political or candidate committee in the Township of Mullica in the previous one year, and that the contract will prohibit them from making any reportable contributions through the term of the contract, and

WHEREAS, the funds will be encumbered by purchase order on an as needed basis, as required by pursuant to N.J.A.C 5:30-5.4, charged against line 5-01-28-375-029, and;

WHEREAS, the total dollar amount of this contract is based on a reasonable estimate of services required, and the local unit is not obligated to spend the entire amount.

NOW THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Mullica authorizes the Township Clerk & Chief Financial Officer to accept the proposal submitted by R.W. Brown Landscaping Co., LLC as described herein; and

BE IT FURTHER RESOLVED that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.

Adopted: August 26, 2025

DEANNA DEMARCO, MAYOR

ATTEST:

MONICA NEWTON, ACTING MUNICIPAL CLERK

RESOLUTION 186-2025

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF
MULLICA APPOINTING A DEPUTY REGISTRAR**

WHEREAS, in accordance with N.J.S.A. 26:8-17 the Local Registrar shall appoint a Deputy Registrar to assist in the normal day to day operations in the office and whose duties shall be to act in the capacity of Local Registrar in case of absence, disability or death of the Local Registrar; and

WHEREAS, it would be in the best interest of the Township of Mullica, with the recommendation from the Local Registrar, to appoint Tiffany Stanley.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Mullica, County of Atlantic, State of New Jersey, that Tiffany Stanley, be and is hereby appointed to the position of Deputy Registrar of Vital Statistics for the Township of Mullica for the term of three (3) years beginning July 23, 2025 through July 22, 2028

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the State Registrar of the New Jersey Department of Health.

ADOPTED: August 26, 2025

DEANNA DEMARCO
MAYOR

MONICA NEWTON
ACTING MUNICIPAL CLERK

CERTIFICATION

I, Monica Newton, Acting Municipal Clerk of the Township of Mullica, County of Atlantic, State of New Jersey, do hereby certify that the foregoing Resolution 186-2025 was adopted by the Mayor and Committee of the Township of Mullica at its Annual Reorganization Meeting held on Tuesday August 26, 2025.

MONICA NEWTON
ACTING MUNICIPAL CLERK

**TOWNSHIP OF MULLICA
RESOLUTION NO. 187-2025**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF MULLICA
COUNTY OF ATLANTIC, STATE OF NEW JERSEY
AUTHORIZING TREATMENT WORKS APPROVAL (TWA) APPLICATION**

WHEREAS, Hometown America Communities has made an application to the New Jersey Department of Environmental Protection for Mullica Woods Mobile Home Park, 1201 Heidelberg Avenue (Block 9902, Lot6); and

WHEREAS, the proposed TWA Application is to design two seepage pits to replace existing failed systems at Mullica Woods Mobile Home Park which includes water treatment for hardness and iron removal; and

WHEREAS, the Municipal Engineer has reviewed the application and plans dated August 8, 2025, submitted by Colliers Engineering & Design, Inc., DBA Maser Consulting, and recommends approval of the Governing Body; and

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body of the Township of Mullica hereby consents to the submission of the application and certifies that the project as proposed conforms to the requirements of all municipal ordinances.

BE IT FURTHER RESOLVED, that the Governing Body authorizes the Mayor to execute the consent on behalf of the municipality.

Adopted: August 26, 2025

MAYOR
DEANNA DEMARCO

ATTEST:

ACTING TOWNSHIP CLERK
MONICA NEWTON

RESOLUTION 188-2025

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF
MULLICA APPROVING RENEWAL OF LIQUOR LICENSE FOR
2024-2025/2025-2026 LICENSING TERM**

WHEREAS, application has been received for the renewal of the following liquor license(s) for the 2024-2025 and 2025-2026 licensing term:

License Number	License Type	Licensee	Address
0117-33-005-006	Plenary Retail Consumption	Garvey Industries LLC	4800 Pleasant Mills Rd Mullica Twp, NJ

WHEREAS, the application has been reviewed and no objections have been received on said application by the public and/or issuing authorities; and

WHEREAS, all applicable forms and fees have been submitted and paid; and

WHEREAS, the Tax Clearance Certificate has been issued by the State of New Jersey's Department of Treasury, Division of Taxation; and

WHEREAS, said application has received a Special Ruling pursuant to N.J.S.A. 33:1-12.18 and the status of the license is "in pocket."

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Mullica, County of Atlantic, State of New Jersey, that the renewal and issuance of the above listed liquor license is hereby approved for the 2024-2025/2025-2026 licensing term.

ADOPTED: August 26, 2025

DEANNA DEMARCO
MAYOR

MONICA NEWTON
ACTING MUNICIPAL CLERK

CERTIFICATION

I, Monica Newton, Acting Municipal Clerk of the Township of Mullica, County of Atlantic, State of New Jersey, do hereby certify that the foregoing Resolution 188-2025 was adopted by the Mayor and Committee of the Township of Mullica at a Regular Meeting held on Tuesday, August 26, 2025.

MONICA NEWTON
ACTING MUNICIPAL CLERK

RESOLUTION 189-2025

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF
MULLICA APPROVING FIRE DEPARTMENT MEMBERSHIP APPLICATION**

WHEREAS, a Fire Department Membership Application has been submitted by the Elwood Volunteer Fire Company on behalf of Allanah Nobbs; and

WHEREAS, said application has been reviewed for compliance and accepted by the Municipal Clerk.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Committee of the Township of Mullica, County of Atlantic, State of New Jersey, hereby reviewed and approves the Fire Department Membership Application submitted by the Elwood Volunteer Fire Company for Allanah Nobbs.

ADOPTED: August 26, 2025

Deanna DeMarco
Mayor

Monica Newton
Acting Municipal Clerk

CERTIFICATION

I, Monica Newton, Acting Municipal Clerk of the Township of Mullica, County of Atlantic, State of New Jersey, do hereby certify that the foregoing Resolution 189-2025 was adopted by the Mayor and Committee of the Township of Mullica at a Regular Meeting held on Tuesday, August 26, 2025.

Monica Newton
Acting Municipal Clerk

RESOLUTION 190-2025

RESOLUTION AUTHORIZING THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY AND WILLIAM MCLEES ARCHITECTURE AND ARH ASSOCIATES TO PROCEED WITH THE FINAL DESIGN AND CONSTRUCTION OF A NEW MUNICIPAL COMPLEX

Whereas, by Resolution 223 of 2020 the Township Committee authorized execution and delivery of a Memorandum of understanding between the Township and the Atlantic County Improvement Authority ("ACIA") authorizing preliminary steps toward the design and construction of a new Municipal Complex (the "Project"); and

Whereas authorization was granted to proceed with phase I services condition of the preparation of a concept plan and a preliminary cost estimate in connection with the Project; and

Whereas the Township Committee is desirous of revising the renovation plans and finalizing the construction documents; and

Whereas, additional professional fees are necessary to complete the project design and prepare the bid documents.

Now, therefore, it is hereby Resolved that the ACIA is authorized to have William McLees Architecture proceed with the additional work on the Project at a not to exceed cost of \$232,800 and ARH Associates at a cost not to exceed \$73,700; and

It is further Resolved, that the Township has the right to terminate work on the Project upon thirty days' notice to ACIA; and

It is further Resolved, that the Township Municipal Clerk shall send a certified copy of this Resolution to the ACIA Executive Director.

Adopted: August 26, 2025

DeAnna DeMarco, Mayor

Monica Newton, Acting Municipal Clerk

TOWNSHIP OF MULLICA
RESOLUTION 191-2025

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF MULLICA, COUNTY OF ATLANTIC, STATE OF NEW JERSEY,
AUTHORIZING EXECUTIVE SESSION

WHEREAS, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Township Committee of the Township of Mullica to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend; and

WHEREAS, the Township Committee of the Township of Mullica has determined that the issues permitted by N.J.S.A. 10:4-12(b) are to be discussed without the public in attendance during an Executive Session to be held on **August 26, 2025**, and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

☐

"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion." The legal citation to the provision(s) at issue is: _____ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____;

☐

"(2) Any matter in which the release of information would impair a right to receive funds from the federal government." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____;

☐

"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____;

☐ **“(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body.”** The collective bargaining contract(s) discussed are between the Board and _____

☐ **“(5) Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____;

☐ **“(6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is: _____

☒ **“(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client ethical duties as a lawyer.”** The parties to and docket numbers of each item of litigation and/or the parties to each contract discussed are N/A and nature of the discussion, described as specifically as possible without undermining the need for confidentiality is: _____

☐ **“(8) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.”** Subject to the balancing of the public’s interest and the employee’s privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____;

☐ **“(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility.”** The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____;

WHEREAS, the length of the Executive Session is estimated to be 30 minutes/hour(s) after which the public meeting of the Township Committee shall either reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Mullica will go into Executive Session for only the above stated reasons.

BE IT FURTHER RESOLVED, that the Township Committee of the Township of Mullica hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure.

BE IT FURTHER RESOLVED, that the Municipal Clerk, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will be privately discussed.

BE IT FURTHER RESOLVED, that the Municipal Clerk, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.

ADOPTED: AUGUST 26, 2025

Deanna DeMarco
Mayor

Monica Newton
Acting Municipal Clerk

CERTIFICATION

I, Monica Newton, Acting Municipal Clerk of the Township of Mullica, County of Atlantic, State of New Jersey, do hereby certify that the foregoing Resolution 191-2025 was adopted by the Mayor and Committee of the Township of Mullica at a Regular Meeting held on Tuesday, August 26, 2025.

Monica Newton
Acting Municipal Clerk